

**Special Meeting of the Planning and Zoning Commission  
516 Ranch House Road, Willow Park, TX 76087  
Tuesday, September 13, 2010, 6:00 PM**

**MINUTES**

**I. CALL TO ORDER:** 6:07 p.m.

**II. QUORUM CHECK:**

**Present:** Chairman: Richard Neverdousky, Commissioners: Debbie Kerrigan, Gregg Odell, Kierin Williams, Tim Kiortyohann (arrived at 6:48), Milton Bradley (arrived at 6:37) Alternate: David Fritz and Building Clerk Chris Seely

**III. APPROVAL OF PREVIOUS MINUTES**

August 3, 2010

Motion was made by Commissioner Kierin Williams to accept the August 3<sup>rd</sup> minutes as read, second by Commissioner Gregg Odell.

**Aye votes:** Commissioners: Debbie Kerrigan, Gregg Odell, Kierin Williams, David Fritz

**Nay votes:** None

**Abstain:**

**Motion passed with a vote of 4-0-0**

September 7, 2010

Motion was made by Commissioner David Fritz to change the vote on New Business 3a to include Commissioner David Fritz as an aye vote and then to accept the minutes as read and corrected, second by Commissioner Debbie Kerrigan.

**Aye votes:** Commissioners: Debbie Kerrigan, Gregg Odell, Kierin Williams, David Fritz

**Nay votes:** None

**Abstain:**

**Motion passed with a vote of 4-0-0**

**IV. NEW BUSINESS:**

- a. **Discussion/Action:** To discuss and take action on the appointment of David Fritz as a Permanent Commissioner on the P&Z.

Motion was made by Commissioner Gregg Odell to remove the word "Permanent" and appoint David Fritz as a Commissioner on the P&Z, second by Commissioner Kierin Williams.

**Aye votes:** Commissioners: Debbie Kerrigan, Gregg Odell, David Fritz, Kierin Williams

**Nay votes:** None

**Abstain:**

**Motion passed with a vote of 4-0-0**

- b. **Discussion/Action:** To meet John Gholson and discuss/take action on recommending to the City Council his appointment to the P&Z.

Mr. Gholson addressed the Commission speaking of his qualifications and desire to serve his community.

Motion was made by Commissioner Kierin Williams to recommend to the City Council the appointment of John Gholson to the Planning and Zoning Commission, second by Commissioner Gregg Odell.

**Aye votes:** Commissioners: Debbie Kerrigan, Gregg Odell, Kierin Williams, David Fritz

**Nay votes:** None

**Abstain:**

**Motion passed with a vote of 4-0-0**

- c. **Discussion/Action:** To consider and take action on Right-of-Way Plat for Willow Bend Drive and Willow Bend Crossing.

Motion to take No Action until word from Lance Petty is received was made by Debbie Kerrigan, second by Gregg Odell.

**Aye votes:** Commissioners: Debbie Kerrigan, Greg Odell, David Fritz, Milton Bradley, Kierin Williams

**Nay votes:** None

**Abstain:**

**Motion passed with a vote of 5-0-0**

Motion to revisit this discussion due to Lance Petty's arrival was made by Commissioner Debbie Kerrigan, second by Commissioner David Fritz.

**Aye votes:** Commissioners: Debbie Kerrigan, Milton Bradley, Gregg Odell, Tim Koirtyohann, Kierin Williams, David Fritz

**Nay votes:** None

**Abstain:**

**Motion passed with a vote of 6-0-0**

Motion was made by Commissioner Debbie Kerrigan to submit to City Council for approval the Right-of-Way Plat for Willow Bend Drive and Willow Bend Crossing contingent upon correction to scale of the Geographical scale on Sheet 1, second by Commissioner David Fritz.

**Aye votes:** Commissioners: Debbie Kerrigan, Milton Bradley, Gregg Odell, Kierin Williams, David Fritz

**Nay votes:** Tim Koirtyohann

**Abstain:**

**Motion passed with a vote of 5-1-0**

**V. RECESS TO PUBLIC HEARING**

The Planning and Zoning Commission of the City of Willow Park, Texas, will hold a Public Hearing on an application to rezone a 17.336 acre (755,166 SQ. FT.) tract of land out of the I. & G.N.R.R. Co. Survey, Abstract No. 1821, Parker County, Texas: To be know as Trinity Church Properties, a proposed addition to the City of Willow Park, Parker County, Texas: Being all of those certain tracts of land described in Volume 1076, Page 1258, Volume 1722, Page 269 and Volume 2457, Page 1882, Real Records, Parker County, Texas from Single Family Residential (R-2 Duplex), Local Retail (LR) and Commercial (C) to Commercial (C).

Kirk Joseph spoke on behalf of the Trinity Christian Academy presenting plans to rezone the entire property commercial. Presentations were seen at 6:22 p.m. and 7:00 p.m.

**V. CLOSE PUBLIC HEARING**

**VI. RECONVENE TO PUBLIC MEETING**

a. **Discussion/Action:** Discuss and take action on an application to rezone a 17.336 acre (755,166 SQ. FT.) tract of land out of the I. & G.N.R.R. Co. Survey, Abstract No. 1821, Parker County, Texas: To be know as Trinity Church Properties, a proposed addition to the City of Willow Park, Parker County, Texas: Being all of those certain tracts of land described in Volume 1076, Page 1258, Volume 1722, Page 269 and Volume 2457, Page 1882, Real Records, Parker County, Texas from Single Family Residential (R-2 Duplex), Local Retail (LR) and Commercial (C) to Commercial (C)

Following the 7:00 p.m. presentation in public hearing:

Motion was made by Commissioner David Fritz to accept the rezoning of Trinity Christian Academy to Commercial as approved by City Council, second Commissioner Gregg Odell.

**Aye votes:** Commissioner Debbie Kerrigan, Milton Bradley, Gregg Odell, Tim Koirtyohann, Kierin Williams, David Fritz

**Nay votes:** None

**Abstain:**

**Motion passed with a vote of 6-0-0**

**VIII. OLD BUSINESS:**

- a. **Discussion/Action:** Discuss possible changes to the Multi-Family (R-3) Zoning Requirements.

Motion was made by Commissioner Debbie Kerrigan to change the wording of 12.506 B 5a from "bedroom" to dwelling unit and in addition amend 12.506 10e to read "a playground shall be provided when the number of units not designated as senior living exceeds 30 units. Sending said amendments and changes to Rider Scott for approval, second by Commissioner David Fritz.

**Aye votes:** Commissioners: Debbie Kerrigan, Milton Bradley, Gregg Odell, Tim Koirtyohann, Kierin Williams, David Fritz

**Nay votes:** None

**Abstain:**

**Motion passed with a vote of 6-0-0**

- b. **Discussion/Action:** Discuss and take action on an ordinance for Alternative Energy.

**No Action Taken**

- VII. ADJOURN:** With no further business motion was made by Commissioner Tim Koirtyohann to adjourn the meeting, seconded by Commissioner Kierin Williams. Meeting adjourned at 8:04 p.m.

**Aye votes:** Commissioners: Debbie Kerrigan, Gregg Odell, Tim Koirtyohann, Kierin Williams, David Fritz, Milton Bradley

**Nay votes:** None

**Abstain:**

**Motion passed with a vote of 6-0-0**

Chairman: Richard Neverdousky

City Secretary: Yael Hoffman

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